

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, NOVEMBER 26, 2013 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 8:05 PM, FOLLOWED BY THE PLEDGE OF ALLEGIANCE, ROLL CALL WAS TAKEN.

Roll call.

Members Present: Lisa Levin-Chairperson
William Smith
Rosemary Mocio
Dorice Madronero

Members Absent: Matt Moetzing
William Ellsworth

Others Present: Warren E. Berbit, Village Attorney
Mayor Jeffrey Oppenheim

Others Absent: Craig Long-Village Historian

Shelly Flanagan-Ramos-Deputy Village Clerk -Transcriber of Minutes

Member Mocio made a motion to approve the minutes from August 2013, seconded by Member Madronero, the resolution carried by all.

Resolution: 13-006

Village of Montebello

Title: Approval of Minutes

BE IT RESOLVED, the Minutes of the Meeting of the Historic Preservation Commission of August 28, 2013, be and are hereby approved.

Motion: Member Mocio

Second: Member Madronero

Upon vote, the resolution carried unanimously.

Old Business:

Chairman Levin confirmed the May 2nd date as the Camp Training Session. There are 30 participants allowed at session, which will take up the entire day. The Montebello HPC will have 6 people in attendance, and the Rockland County Historical Board will have 15 members. Due to the nine additional open spots Ms. Levin wondered if any village officials would like to reserve the space. She will speak to the Clerk in Village Hall.

Mayor Oppenheim is in attendance to give members an update on the Montebello Road Bridge. He starts by stating the County has to take down the entire bridge, no question about it, it is not a safe structure and cannot be restored. It turns out it is not a State historic structure, but an eligible structure, which means it must get the approval of the State Historic Preservation Office. After the County took property through eminent domain and had all the design plans approved, they found out they need to get a sign off from the State. The County sent letters to the State approximately 2 months ago, and have not heard back. Mayor Oppenheim contacted the State and was advised that the Army Corp of Engineers needs to sign off on it too. At this point we are at a stagnation period. The State wants the stone façade replaced so it still has that historic appearance, but it will not be the same identical stone. The sides will have to be open in spots so water flows through. It will still be really nice. The other aspect to try and work out is to see whether the telephone and electric lines that pass through can be put in conduit under the bridge. This is a work in progress, as it is very difficult to get the utility companies together to work on a project. Apparently the DEC does not allow any work in waterways until after March 1st, so nothing will start until then under any circumstances.

There was discussion early on regarding possibly using stone from the bridge on another project in Montebello, but it appears this would be too labor intensive. This would be up to the contractor that bid and wins the job.

Mayor Oppenheim touched base on Mr. Amona's combining of the two lots in the Fant Farm Lane subdivision. He thought it was a good thing as it preserves the Barn.

Member Mocio asked if the potential bridge design had changed since the last review. The Mayor indicated that he spoke with Mr. Sadowski and he indicated it is all the same.

There are multiple levels of agencies dealing with this project, and there is a lot of red tape involved.

Discussion ensued the Army Corp of Engineers and the waterways that rundown stream. The Mayor noted that the flood plain maps have been revised by FEMA.

Members asked Attorney Berbit to move his seating.

Chairman Levin asked members if they had any questions regarding the CAMP Training Session.

Discussion on road openings, Attorney Berbit mentioned that the Village has tightened their ordinances on this aspect.

Members are concerned with agency coordination of the Montebello Road Bridge; Attorney Berbit wondered what the coordination must be like with Tappan Zee Bridge.

Member Ellsworth asked how many open spots were available, Chairman Levin responded 8 spaces, Attorney Berbit was not included in the count at the beginning of the meeting. The additional spots will be opened at a first come first serve basis; members recommended an invitation to the Building Inspector first, then, Planning Board, Zoning Board and Village Board. Attorney Berbit noted most people do not “rush” to attend events.

There will be a basic agenda for the training class, which will be sent to with the invitation.

Discussion ensued on the village taking title to the homes located at #8 and #14 Lake Road. The homes will be demolished, and will be used for open-space. Attorney Berbit explained the process of the over-taking, and the demolition process. The foundation walls of the home will remain, the area will be filled, and the property will be seeded and returned to nature. It was unfortunate that years ago these homes were allowed to be built in a flood plain area. The Village is in the process of updating the Flood Damage Prevention Local Law, this is to be able to help residents that are located in the flood plains retain status with the National Flood Insurance Program.

Discussion about FEMA and the revisions to the flood plain maps.

Chairman Levin stated she will write the December Newsletter that is due December 5th. The spring newsletter will be due in March, Member _____ will do that, Member Mocio will write the summer one, Member Madronero will do winter 2015.

Member Madronero noted an upcoming exhibition she is showing on flowers at the Suffern Free Library. 6:30-8:30, she invited everyone. WB- do you know the date, I didn't hear her say it.

Discussion on the design of the new Fairway Supermarket at the former Nanuet Mall. Member Madronero stated it was very poor planning when designing the layout as tractor trailer trucks

load and unload in the front of the market, making it very difficult for shoppers to exit the store into the parking lot.

Member Madronero mentioned that on October 26th Historian Long hosted a walking tour in downtown Suffern. She did not attend but heard there was a great turnout. Members would have attended if they were aware of it.

There is no new news on the Village Hall historical marker, or the home being sold on the corner of Viola Road and Spook Rock Road at 96 Viola Road.

Attorney Berbit notified members that the property will be developed shortly at 250 Lafayette Avenue. The property is located next to the Tagaste Monastery, across from the Good Samaritan Hospital. He summarized the project, and how the property will be developed. Discussion ensued regarding traffic lights, possible uses permitted on the property, and properties in the surrounding area.

A motion was made by Member Mocio and seconded by Member Madronero to adjourn the meeting, all were in favor.

The meeting adjourned at 9:00 p.m.